

The Planning & Development Services Department.

The [Planning and Development Services Department](#) is responsible for orderly development of our City and for protecting the health, safety, and quality of life of the citizens of [San Antonio](#) through implementation of the City's Master Plan Policies, regulation of land and building development. In addition, the department seeks to facilitate an efficient and effective [development process](#) that supports the [Master Plan Policies](#), growth, and [economic development](#). These processes include comprehensive, neighborhood, regional, and community planning, and granting authority to develop land, construct, and occupy buildings. More specifically, the department is responsible for all components of the [City's Master Plan](#), [annexation](#), [neighborhood capacity building](#), [rights determination](#), [subdivision mapping/parcel addressing](#), [zoning and subdivision administration](#), [building codes enforcement](#), contractor licensing and registration, [landscaping](#), [tree preservation](#), [sign regulation](#), and [traffic impact analysis](#). Since City development involves partnerships with other [City departments](#) and [outside agencies](#), the department seeks to facilitate the coordination of these reviews to provide responsive customer service throughout the [development process](#) and to produce [neighborhood and community plans](#) that include goals and action steps for land use, housing, economic development, community facilities, and transportation networks.

The Department also provides administrative and technical support to boards and commissions that direct and review issues on [land development](#) and [construction regulations](#). These boards include the [Board of Adjustment](#), [Building and Fire Codes Board of Appeals](#), [Plumbing Appeals and Advisory Board](#), [Mechanical Appeals and Advisory Boards](#), [Electrical Supervisory Board](#), [Zoning and Planning](#) Commission.